



Hi-Up 12 Mere View Avenue, Hornsea HU18 1RR
Offers in the region of £159,950

- Detached Bungalow
- Spacious Accommodation
- Two Bedrooms
- Garage
- No Chain Involved
- Cul-De-Sac Location
- Low Maintenance Garden
- Energy Rating: D

Offered for sale with no chain involved, this spacious two bedroom detached bungalow enjoys a tucked away cul-de-sac location with an enclosed low maintenance garden and a single garage. The bungalow is in need of some updating and modernisation allowing the purchaser to put their own stamp on the property.

LOCATION

This property is located on Mere View Avenue which leads off Hull Road from Southgate.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing and is arranged on one floor as follows:

ENTRANCE PORCH

With uPVC entrance door and side panel, tiled floor covering and inner door to:

ENTRANCE HALL

7'6 x 5'4 (2.29m x 1.63m)

Ceiling cove, two wall light points and one central heating radiator.

INNER HALL

7'10 x 6'6 (2.39m x 1.98m)

Built-in cupboard and access hatch leading to the roofspace.

LOUNGE

20'10 x 10'10 (6.35m x 3.30m)

With a gas living flame effect fire incorporating a marble hearth and inset with painted surround, ceiling cove and two central heating radiators.

DINING KITCHEN

10'7 narrowing to 6'8 x 20'8 overall (3.23m narrowing to 2.03m x 6.30m overall)

Fitted base and wall units incorporating worksurfaces and matching splashbacks. Inset 1 1/2 bowl sink, built-in double oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, built-in storage cupboard which houses a wall mounted central heating boiler. Woodgrain effect laminate floor covering, uPVC rear entrance door and one central heating radiator.

BEDROOM 1 (REAR)

9'10 x 14'10 (3.00m x 4.52m)

With ceiling cove, wardrobe and one central heating radiator.

BEDROOM 2 (SIDE)

10' x 9'4 (3.05m x 2.84m)

With a wardrobe, ceiling cove and one central heating radiator.

BATHROOM / WC

6'8 x 7'11 (2.03m x 2.41m)

With a panelled bath, independent shower cubicle, vanity unit housing the wash hand basin and low level WC. Full height tiling to the walls, ceiling cove and a ladder radiator.

OUTSIDE

The property fronts onto a block paved foregarden, and a shared access over a private roadway leads past the bungalow to a brick built single detached garage with up & over main door, side personnel door, cold water tap, power and light laid on.

A courtyard garden adjoins the immediate rear of the property which is mainly paved with a raised border

with a mainly fenced surround and an outside cold water tap.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.